

R I D E R

Rider to be attached to and made a part of lease dated August 23, 1947 between W. C. Cleveland, Jr., Landlord, and S. H. Kress & Company, Tenant, affecting property on the East side of South Main Street and the North side of East McBee Avenue in Greenville, S. C.

It is understood and agreed that after the Tenant has completed the restoration work on the present buildings on the property to be used by it and has completed the initial building on the remaining portion of the premises hereby leased, that any money thereafter expended by Tenant for repairs, alterations, remodeling, changes, or additions to the said premises shall not be written off and amortized by Tenant out of the percentage rental provided for in said lease and shall not be included as a basis for rental under rent charges 2 and 3 of said lease.

It is further agreed that Tenant shall not be reimbursed for any costs of alterations, changes, additions, remodeling or construction or interest thereon out of the percentage rental provided for under rent charges 2 and 3 herein, until the Tenant has furnished to the Landlord a verified statement signed by some officer of the Tenant showing the amount expended by the Tenant for alterations, changes, remodeling and construction on the said premises.

The Tenant herein is authorized under the terms of this lease to make alterations, changes, additions and do certain construction and remodeling for which it is to be reimbursed under rent charges 2 and 3 of said lease but it is understood and agreed that said Tenant shall not be reimbursed under rent charges 2 and 3 for the cost of alterations, changes, additions, remodeling and construction in excess of ~~\$100,000.00~~ \$350,000.00.

It is agreed that in the event the Tenant shall be adjudicated insolvent or bankrupt pursuant to the provision of any State or Federal insolvency or bankruptcy act, including also the provision

*W.C. Cleveland Jr.*  
*and*